

The Court at Northgate Points of Demonstration

Project Description

Street Address: 11300 3rd Avenue N. E.

Neighborhood: Northgate

Description of Community: A transitional area of multi-family apartments and small businesses between regional commercial to the south & single family residential to the north.

Description of Site:

The site is a 2.1 parcel with a 3-story early '70s apartment complex sited in its center. The site fronts on both 3rd Ave. N. E. and 5th Ave. N. E., & directly abuts the King County Park & Ride lot to the south. Access is primarily from 5th Ave. N. E. The site is substantially flat, and was filled in the 1960s. Post-war low-rise and recent mid-rise multi-family housing is to the east and west. Neighborhood plans call for the Park & Ride lot to become a public park.

Description of Project:

The Court at Northgate will integrate a poorly sited, suburban apartment complex into an evolving urban neighborhood. Three new residential buildings will be built & the existing building renovated around a central court in two phases & in conjunction with the new roads and public park.

Housing Statement

Size and Nature of Project

The proposed project will add approximately 140 new apartment units to the site at completion. Additionally, there will be development opportunity for another 50 to 70 units on the adjacent property to the east. The dwelling units will be a mix of 1 and 2 bedroom apartments with an average size of 600 SF.

Community Goals

The proposed project will help meet several of the Northgate community's stated goals. It will directly assist the development of a much needed new Seattle public park. It will help minimize traffic through a single-family neighborhood to the north by creating a new east-west connection. Through linkage with King County (owner of the Park &

Ride lot), the project will help meet the County's transit-oriented housing development goals.

Intention to Build

The proponent is prepared to proceed as promptly as agreements on road and park development can be concluded.

Affordability

Approach to Affordability

Affordability will be addressed by a reduction of land cost per unit by increases in density. Foundation and site development costs are reduced by minimizing below-grade parking, particularly on this high water table site. Affordability is also gained by preserving the value of the existing structure for the near term.

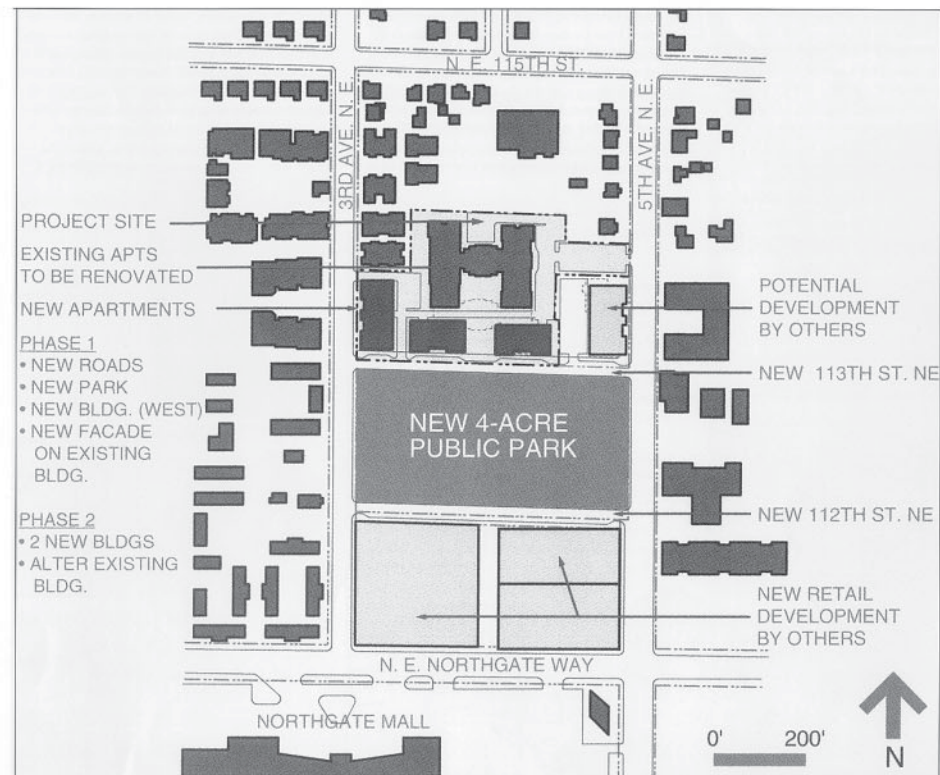
Rents would be targeted to 80% median income.

Land Use and Building Code Issues

Land Use Issues

*In order for appropriate density and neighborhood goals to be achieved, means of permitting density (equivalent to the former 1993 MR zoning) need to be identified. We propose a contract rezone and/or transfer of development capacity from the Park & Ride property. The new N. E. 112th and N. E. 113th streets would effectively mitigate traffic impacts. Height would be limited to 60' on the south part of the property tapering to a height of 37' at the north.

- Off-site parking for private vehicles above projected demand will allow for shared parking facility development with nearby commercial properties and will help reinforce the project as a transit-oriented development. (There are currently 760 buses per day on 5th Ave. N. E.) Credit for the existing on-site parking that is above the code requirements at time of original construction should also be allowed.
- Open space in the MR zone is required to total 30% of the lot area, with 20% on grade. Because of the configuration of the existing building, this amount is difficult to achieve. We propose that this project's support of the development of the new public park be credited against any on-site open space deficit.



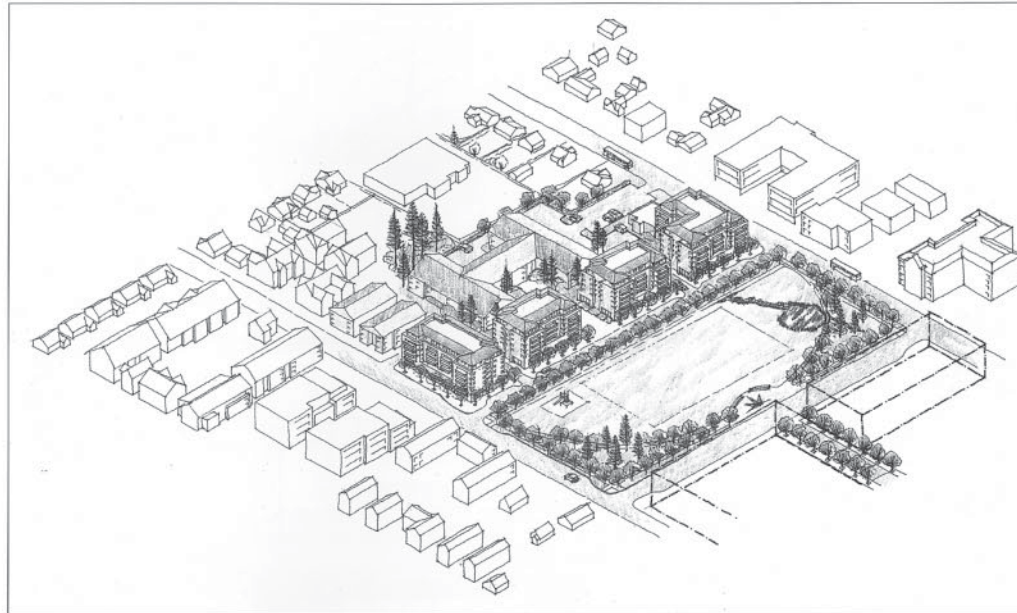
Neighborhood Acceptance & Consistency with Community Planning

Neighborhood Planning

Using N. E. 115th St. The coalescing of the interests of King County, the City of Seattle, adjacent property owners & the community is evolving rapidly this summer. While we have had productive dialogues with adjacent residents and businesses, we have not had the opportunity to make formal presentations of this proposal. We expect that the public process of the contract rezone will provide for resolution of neighborhood concerns.

Community Acceptance

The proposed development, we believe, will meet several long-term community planning & goals. Chief among these are the creation of a new public park and alleviation of traffic.



The Court at Northgate: Park + Parking

Architect:

Johnson Architecture & Planning
Seattle, WA

Owner:

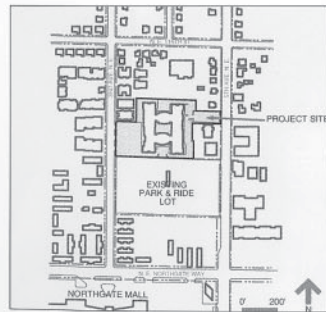
Kauri Investments Ltd.

Neighborhood Advocate:

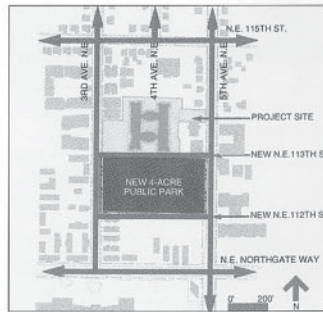
John Bush DDS

Project Summary & Jury Comments

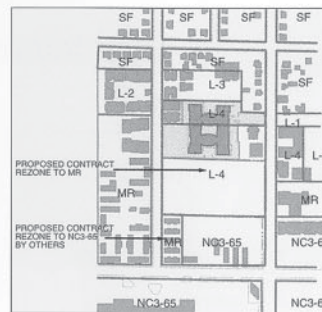
A plan to construct 140 new apartment units adjacent to an existing King County Park & Ride lot which the neighborhood wants to convert into a new 4-acre park, would require permission for greater density than current allowable, and reduction in required number of parking spaces in light of accessibility to public transit. While the jury did not select this project, they commended the notion of creating open space adjacent to higher-density housing located on major transit lines, to support and reward those who choose a non-auto pedestrian lifestyle.



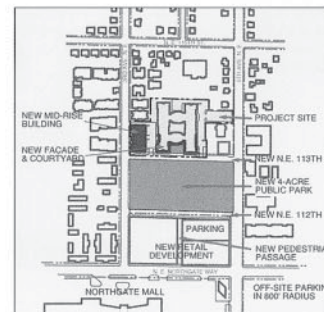
Existing Development



Proposed Street Pattern



Zoning Diagram



Phase I Development

